

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, May 25, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Mary Reak, Ken Neumann, Eugene Wurtz, Shirley Kitchen

Absent: None

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Shirley Kitchen to deviate from the agenda. The motion was seconded by Ken Neumann.

A motion was made by Ken Neumann and seconded by Mary Reak to retain current Chairperson and Vice Chairperson Positions. Motion carried by unanimous vote.

Motion was made by Mary Reak and seconded by Eugene Wurtz to dispense the reading of the April 27, 2016 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Mary Reak and seconded by Ken Neumann to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period May 2016.

Theresa	12-12	Burnett	12-10	Iron Ridge	8-8	Waupun	48-46
Ashippun	12-12	Lowell	12-12	Juneau	15-14	Oak Gove	24-23
Reeseville	14-12	Hustisford	14-14	Beaver Dam	17-15		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 139 + 0 port out

Occupancy report- Reviewed details of the occupancy report.

HUD- We will need to update Payment Standards per HUD call. Increasing payment standards will increase our HAP cost but hopefully also our success rate. With increase we are on target to have 4.4% remaining. HUD would like to see approximately 5%. We will continue to monitor leasing but most like will hold on issuing new vouchers.

Maintenance report- Iron Ridge windows replacement was complete 5/16. Placed order for exterior doors for Juneau. SureFire came to Juneau to look at hallway air system. Have the fan running fan 24 hours a day at this time. Additional extermination for ants in one location. Bob continues to be busy on remodels..

Tenant/Program participation report- Theresa fire department responded to burnt food on stove. Spoke to Human Services and Fire Department. Put camera up in hallway to monitor activity. Scheduled a fire drill with Theresa fire department in July. Horicon eviction was successful. There were some complications with the writ to vacate but Tenant was served correctly. Received keys on 5/24/2016. Apartment was empty. Needs cleaning and paint. Donna shared Thank you and pictures of Horicon tenant children utilizing the complex.

Management- HAI site visit was postponed. OGLLC HOME funds 1st annual payment of \$ 11,885 was paid. We deposit \$985/month into a savings account for this annual payment.

Old Business:

A motion was made by Shirley Kitchen to approve the Housing Authority 3/31/2016 year end. The motion was seconded by Ken Neumann. Motion carried.

New Business:

A motion was made by Shirley Kitchen to approve the new payment standards as presented effective July 1, 2016. The motion was seconded by Mary Reak. Motion carried.

D6 3/31/2016 year end- tabled to next month

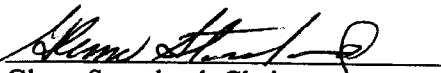
A motion was made by Eugene Wurtz to approve payment of tenant submitted medical reimbursement. The motion was seconded by Ken Neumann. Motion carried.

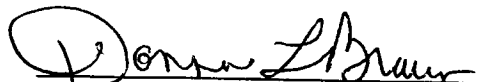
Horicon Development - Board had brief discussion about potential Horicon Development. A special meeting will be scheduled to additional information and presentation.

The next meeting of the Dodge County Housing Authority is scheduled June 22, 2016 at 8:30am.

A motion was made by Ken Neumann to adjourn. The motion was seconded by Shirley Kitchen. Motion carried.

Meeting adjourned at 9:50 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director